



# THE VISION

**LOCATION:**

16901 Collins Avenue  
Sunny Isles, Florida 33160

**TYPE:**

Luxury Oceanfront  
Condominiums

**TOTAL UNITS:**

192

**FLOOR PLANS:**

1 Bedroom + den to 5 Bedroom  
Sky Villas + Penthouses and Guest Suites

**SIZE RANGE:**

Residences from 1,400 sq. ft to 5,000 sq. ft  
Sky Villas and Penthouses  
from 6,800 sq. ft to 11,000 sq. ft  
Guest Suites from 563 sq. ft - 670 Sq. ft

**DEVELOPER:**

Fortune International

**CREATED BY:**

Herzog & de Meuron

**INTERIOR DESIGN:**

PYR, led by Pierre-Yves Rochon

**LANDSCAPE DESIGN:**

Raymond Jungles

**SALES:**

Fortune Development Sales

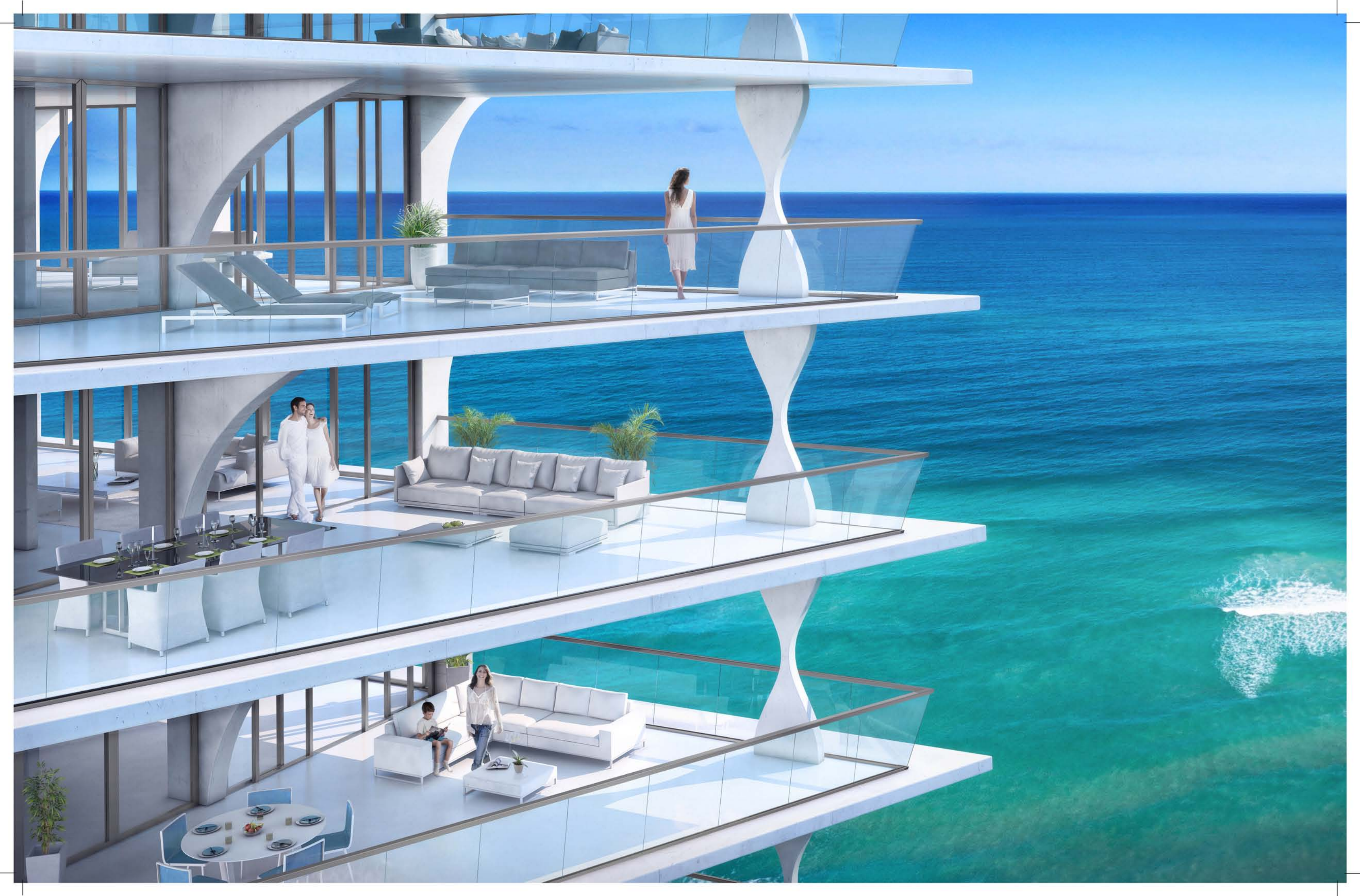
Imagine a world built around a purpose. A world created around the concept that the space we occupy should be molded around us, not the other way around. A thoughtful, intelligent approach to architecture, designed from the inside out.

A single elegant form rising 57 stories on the sands of Sunny Isles Beach, Jade Signature is the newest tower in Fortune International's coveted Jade building collection. The vision to create something the market has never seen before stems from merging the most talented people in the world of design and architecture, with Fortune's valuable knowledge of what buyers of this caliber desire. Every detail has been engaged in extraordinary contemplation, and the result is a spectacular property that will be as enjoyable as it will be stunning.

Set at a striking parallelogram position to the shoreline, Jade Signature's relation to the sun and surroundings is paramount. A unique seamless connection between the lobby, beach, lushly landscaped gardens, and dynamic resort-like amenities offers the fullness of coastal living in a way never before possible.

Residences will be like contemporary houses in the sky with breathtaking flow through views from ocean to Intracoastal, and windows that frame the horizon reinforcing the connection between interior and exterior. Expansive terraces that span up to 25 feet extend the living space, and contribute to the building's shape, which transforms at every angle.

Miami's most anticipated condominium embodies the spirit of innovation with creativity and beauty infused in every detail.





# *THE COLLABORATORS*

From visionary developer Fortune International, comes a synergy of brilliant minds. A union assembled of some of the most respected names in the design sphere – the refined architecture of Herzog & de Meuron, the interior design prowess of PYR led by Pierre-Yves Rochon, and the landscape genius of Raymond Jungles.

*FORTUNE  
INTERNATIONAL*

Known in the real estate development industry for its unwavering commitment to quality and luxury, Fortune International has set new standards with every building it delivers. Fueled by insightful leadership, a seasoned and savvy in-house team, and roots in Miami real estate sales and marketing for 30 years, Fortune is a recognized authority, as well as a pioneer. Visionary founder Edgardo Defortuna strives to bring the very best talent and ideas together with each new development, culminating in highly prolific buildings that have changed the Miami skyline forever. With a focus on exceptional waterfront properties, the development portfolio includes Jade Residences at Brickell Bay, Jade Beach, Jade Ocean, Artech, 1200 Brickell, Le Meridian Sunny Isles Beach and others. Fortune International continues to be at the forefront of Miami's exciting real estate story, bringing dynamic, innovative and luxurious buildings offering highly desirable lifestyles to buyers from around the world.



## *HERZOG & DE MEURON*

Herzog & de Meuron is a partnership led by five Senior Partners – Jacques Herzog, Pierre de Meuron, Christine Binswanger, Ascan Mergenthaler and Stefan Marbach. Established in Basel, Switzerland in 1978, Herzog & de Meuron are known for designs that are at once highly inventive and sensitive to the site, geography, and culture of the region for which they are planned. While many of their projects are highly recognized public facilities, such as their stadiums and museums, they have also completed several distinguished private projects including apartment buildings, offices and factories. Most recognized projects include the National Stadium Beijing, the Main Stadium for the 2008 Olympic Games, The Tate Modern in London, 1111 Lincoln Road in Miami Beach, and the new Pérez Art Museum Miami in the heart of downtown Miami.

ADD Inc - Architect of Record for Jade Signature





*PYR, LED BY  
PIERRE-YVES ROCHON*

Established in 1979, PYR creates lavish interior design solutions that invite interaction. Each unique space is composed of elements drawn from each property's location, culture and history, and supported by French style and ideals. Led by Pierre-Yves Rochon with offices in Paris, Chicago and Shanghai, PYR approaches each project as a personal accomplishment. Rochon is recognized around the world for creating magical resort lifestyles. The firm has created award-winning interiors for renowned hospitality brands, including Four Seasons Hotels & Resorts, Ritz-Carlton Hotels & Resorts and Peninsula Hotels. Their work has been featured in publications around the world, including Travel + Leisure, Maison Francaise and Wallpaper.





*RAYMOND  
JUNGLES*

Raymond Jungles, Inc. (RJI) is an inspiring, creative and ecologically sensitive landscape architecture firm practicing from its studio on the banks of the Miami River. The firm has maintained a South Florida and international presence since 1981, completing a diversity of residential and commercial projects in the last 31 years. RJI, led by Raymond Jungles, has created gardens in 11 countries including Antigua, Anguilla, the Bahamas, British Virgin Islands, Costa Rica, China and Mexico. The firm has won an abundance of industry awards, such as the 2012 Award of Excellence in Landscape Architecture from the American Institute of Architects, Miami Chapter. And their lush masterpieces have been profiled in such prestigious publications as The New York Times, Vanity Fair and Vogue.



*THE  
SITE*

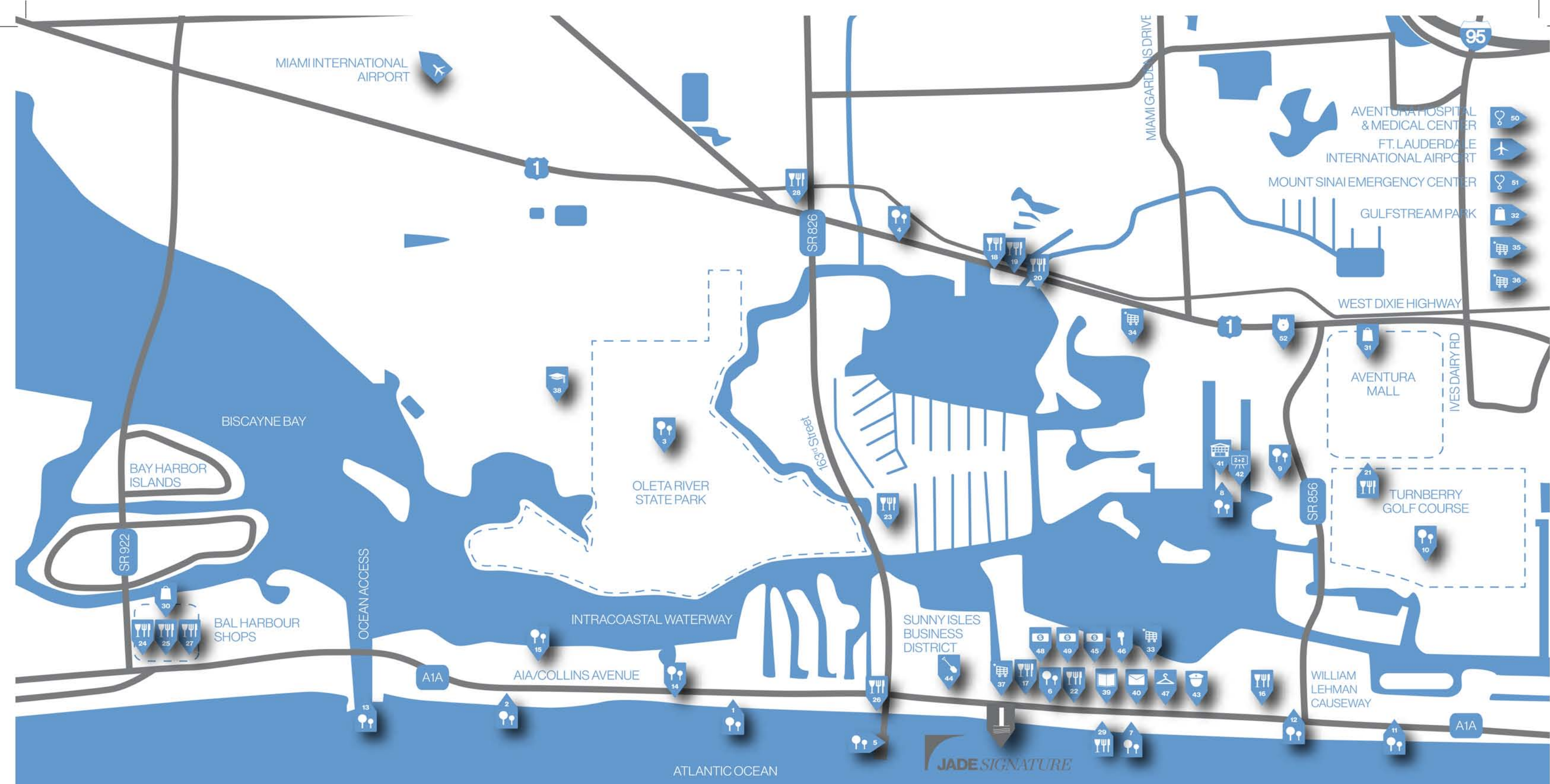
An aerial photograph of a coastal city at sunset. Several high-rise buildings are visible, including a prominent one with a blue-tinted facade on the left and a white one with a yellow vertical stripe on the right. The ocean is in the background under a cloudy sky. A white rectangular overlay is placed on the ground in the foreground, partially covering a street. The text 'JADE SIGNATURE' is overlaid on the image, with a white graphic element to its left.

 **JADE SIGNATURE**

COLLINS AVENUE



*THE  
LOCATION*



- ✈️ AIRPORT
- 🌳 PARKS & RECREATION
- 🍴 FOOD & DRINK
- 🛍️ SHOPPING
- 🛒 SUPERMARKET
- 🎓 UNIVERSITY
- 🏫 SCHOOL
- 📖 LIBRARY
- ✉️ POST OFFICE
- 🏛️ COMMUNITY CENTER
- 👮 POLICE DEPARTMENT
- 🏠 REALTOR
- 🏦 BANK
- 🚗 CAR RENTAL
- 🧺 DRY CLEANERS
- 🏥 MEDICAL CENTER
- 🐾 ANIMAL HOSPITAL

**PARKS & RECREATION**

- 01 Sea Turtle Sanctuary
- 02 Haulover Beach Park
- 03 Oleta River State Park
- 04 Spanish Monastery & Tennis Courts
- 05 Newport Fishing Pier
- 06 Samson Oceanfront Park
- 07 Sunny Isles Beach

**FOOD & DRINK**

- 08 Aventura Arts & Cultural Center
- 09 Founders Park
- 10 Turnberry Golf Course
- 11 Golden Beach
- 12 Heritage Park
- 13 Intracoastal / Atlantic Ocean
- 14 Pelican Community Park & Community Center
- 15 Haulover Marine Center
- 16 Miami Juice
- 17 Starbucks
- 18 Houston's
- 19 Morton's The Steakhouse
- 20 P.F. Chang's
- 21 Bourbon Steak
- 22 Timo

**SHOPPING**

- 23 Yakko-San
- 24 Makoto
- 25 La Goulue
- 26 Pelicans on the Pier
- 27 Carpaccio
- 28 Sushi House
- 29 Il Mulino New York
- 30 Bal Harbour Shops
- 31 Aventura Mall
- 32 Gulfstream Park

**CONVENIENCES**

- 33 Publix Supermarket
- 34 Fresh Market
- 35 Target
- 36 Whole Foods
- 37 Epicure

**SCHOOLS | CIVIC**

- 38 FIU North Campus
- 39 Sunny Isles Beach Library
- 40 U.S. Post Office
- 41 Aventura Community Center
- 42 Aventura City of Excellence School
- 43 Sunny Isles Police Department

**SERVICES**

- 44 Fortune International Realty
- 45 Bank of America
- 46 Hertz Rent-A-Car
- 47 Dryeco Cleaners
- 48 Chase Bank
- 49 Wells Fargo Bank

**MEDICAL SERVICES**

- 50 Aventura Hospital & Medical Center
- 51 Mount Sinai Emergency Center
- 52 Aventura Animal Hospital

*A SETTING  
OF PURE  
SOPHISTICATION*

JADE SIGNATURE



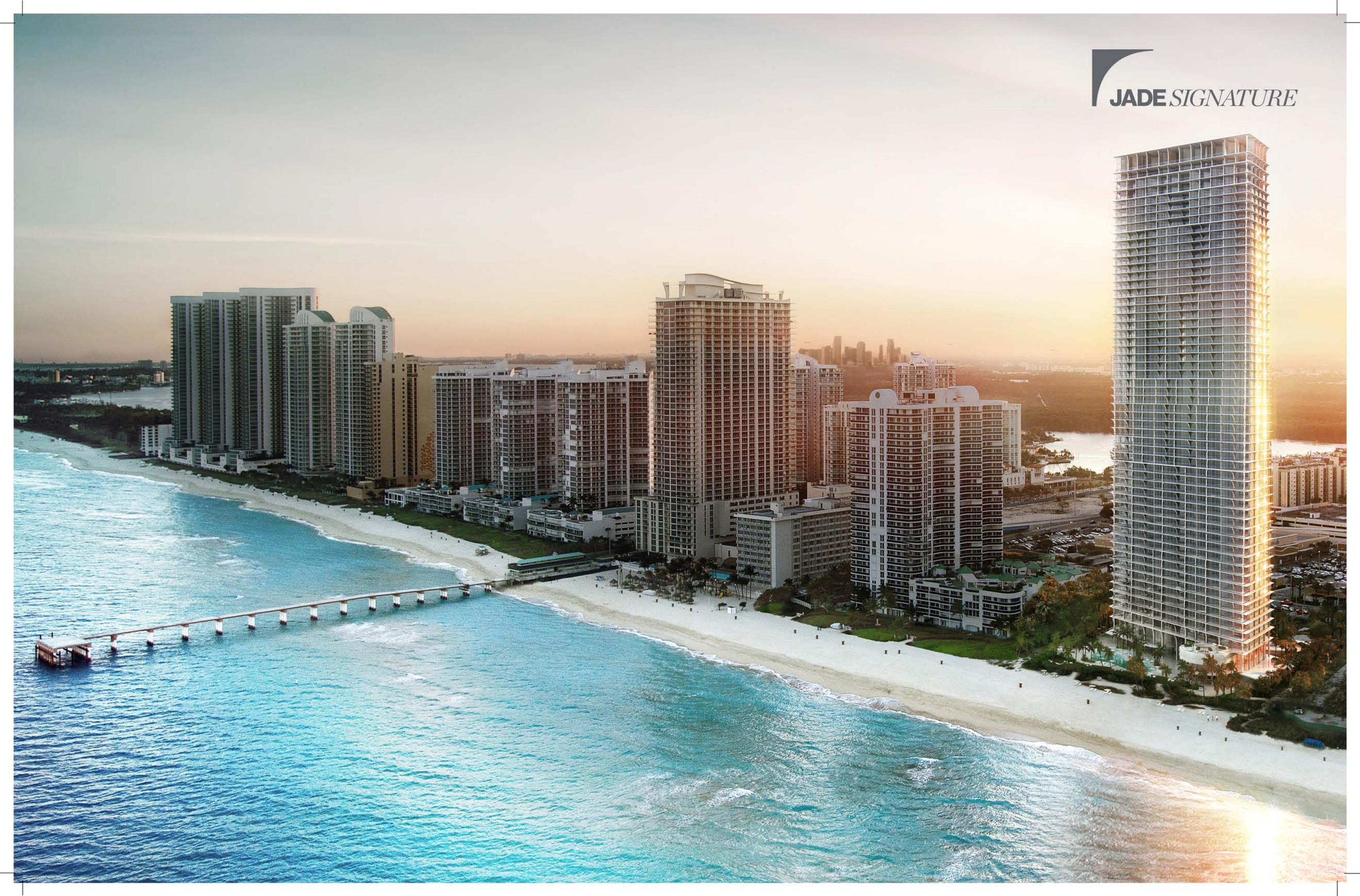
# *THE SETTING*

Everything about Sunny Isles Beach sizzles, starting with its 2.5 mile long fine sand beach. This iconic strip has been a draw for decades and is now one of the toniest towns in South Florida, and home to Jade Signature.

Bounded by the Atlantic Ocean on the east and the Intracoastal Waterway on the west, Sunny Isles Beach offers the perfect upscale lifestyle. Greet the sunrise from balcony, beach or boat, and enjoy days filled with unspoiled outdoor activity - from gorgeous bike trails in Oleta State Park to nearby golf and tennis, to a bevy of fabulous alfresco cafes helmed by acclaimed chefs.

Just minutes from world-class shopping at Bal Harbor Shops or Aventura Mall, immerse in the artistry of luxury fashion. And by night, enjoy Miami's thriving arts and culture scene in Wynwood, Design District, and various nearby venues for performing arts.


Perfectly located between Miami and Fort Lauderdale Airports, Jade Signature is your gateway to an entire world of indulgences, whether it is your home or your home away from home.





*THE  
LIFESTYLE*



A woman with dark hair styled in a bun, wearing a long, flowing white dress, stands on a balcony. She is looking out over a vast ocean under a bright blue sky with light clouds. The balcony has a glass railing. To the right, a large, white, curved architectural element is visible. The overall mood is serene and aspirational.

*BOUNDARIES  
ARE NO MORE.  
YOU SURRENDER  
ONLY TO YOUR  
IMAGINATION.*





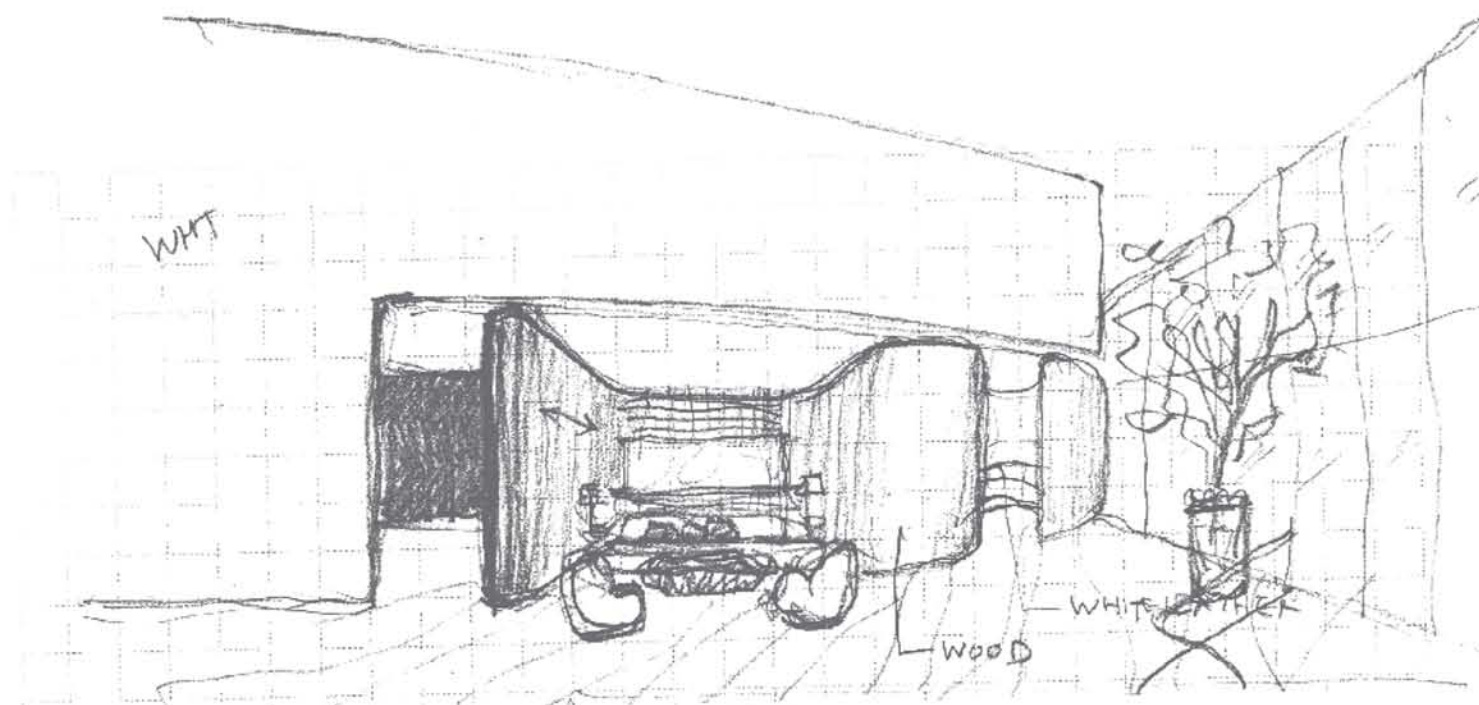
*A SINGLE  
ELEGANT FORM  
RISING 57 STORIES*

# *THE ARRIVAL*





# THE LOBBY



Doors open and you enter a world of elegance and inspired detail. Splashed in sunlight, the lobby is surrounded with glass immersing it within the spectacular backdrop of the blue ocean and horizon. Continuous glass that not only spans to every corner, but soars three stories high to include both the lobby and beach level, which graciously connects via a sculptural spiral staircase. Beautiful wood and contemporary furnishings in hues of blues, grays, and white compliment the pristine white marble reception desk and floor, and follow the ribbon that runs through the tower carving interior spaces along the way.







*ARCHITECTURALLY  
DESIGNED TO FRAME  
THE HORIZON*



# *THE RESIDENCES*

## **RESIDENCE FEATURES**

- Inspiring flow-through floor plans boasting ocean, city and Intracoastal views
- Lofty ceilings of 10 feet or higher and total living areas ranging from 1,400 to 11,000 square feet
- Floor to ceiling windows that frame the horizon
- Expansive terraces with seamless glass railings, comprising 30% of total livable space
- Modernist homes in the sky with terraces as large as a living space
- Private garage spaces\*
- Exquisite European designer cabinetry by Snaidero
- Top of the line kitchen appliances by Gaggenau® and Sub-Zero®
- Wine cooler
- Cappuccino maker
- Speed oven / microwave
- Top quality quartz countertops
- PYR custom designed bathroom cabinetry
- Private elevator vestibule
- High-speed Internet and Wi-Fi
- Smart technology
- Walk-in closets
- Laundry room with full size washer, dryer and sink\*
- Service quarters with full bath in 3, 4, 5 bedroom residences
- Service entrance

\* for some residences





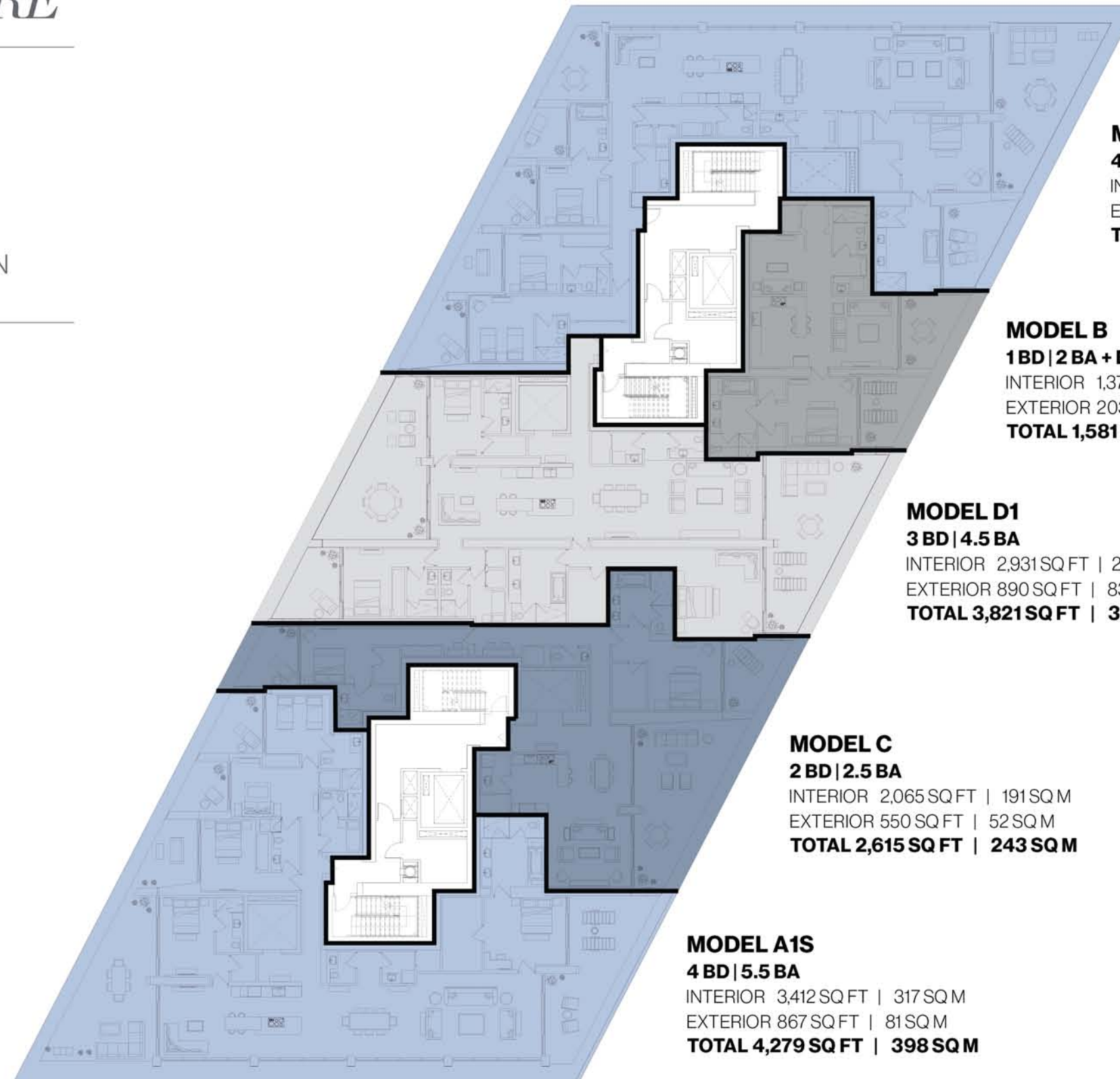


# JADE SIGNATURE

DEVELOPED BY  
FORTUNE INTERNATIONAL

CREATED BY  
HERZOG & DE MEURON

INTERIOR ARCHITECTURE  
PYR LED BY PIERRE-YVES ROCHON



**MODEL A1N**  
**4 BD | 5.5 BA**  
INTERIOR 3,465 SQ FT | 322 SQ M  
EXTERIOR 881 SQ FT | 82 SQ M  
**TOTAL 4,346 SQ FT | 404 SQ M**

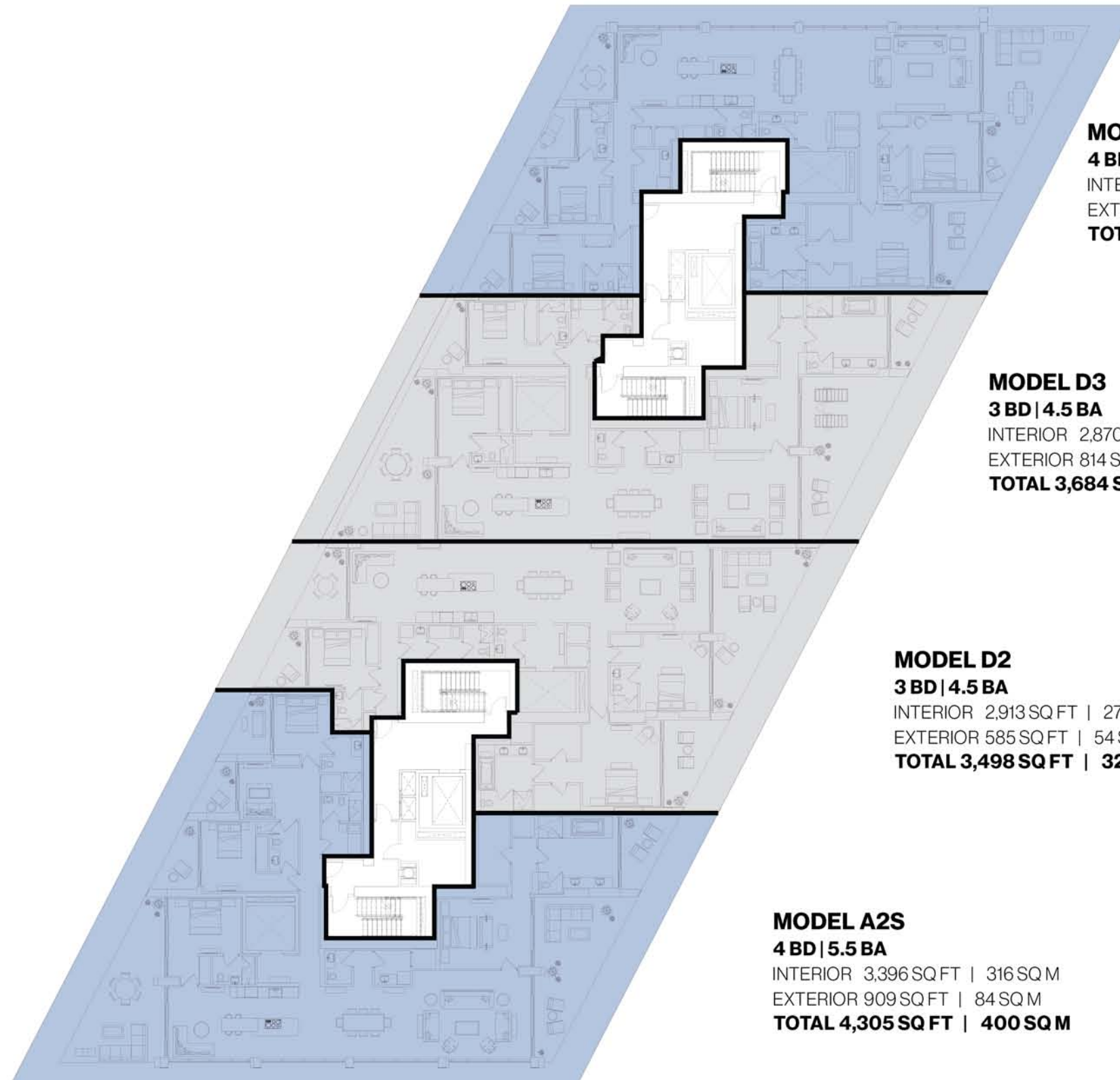
**MODEL B**  
**1 BD | 2 BA + DEN**  
INTERIOR 1,378 SQ FT | 128 SQ M  
EXTERIOR 203 SQ FT | 19 SQ M  
**TOTAL 1,581 SQ FT | 147 SQ M**

**MODEL D1**  
**3 BD | 4.5 BA**  
INTERIOR 2,931 SQ FT | 272 SQ M  
EXTERIOR 890 SQ FT | 83 SQ M  
**TOTAL 3,821 SQ FT | 355 SQ M**

**MODEL C**  
**2 BD | 2.5 BA**  
INTERIOR 2,065 SQ FT | 191 SQ M  
EXTERIOR 550 SQ FT | 52 SQ M  
**TOTAL 2,615 SQ FT | 243 SQ M**

**MODEL A1S**  
**4 BD | 5.5 BA**  
INTERIOR 3,412 SQ FT | 317 SQ M  
EXTERIOR 867 SQ FT | 81 SQ M  
**TOTAL 4,279 SQ FT | 398 SQ M**

**ZONE A**  
FLOORS 5-25



**MODEL A2N**  
**4 BD | 5.5 BA**  
INTERIOR 3,312 SQ FT | 308 SQ M  
EXTERIOR 674 SQ FT | 63 SQ M  
**TOTAL 3,986 SQ FT | 371 SQ M**

**MODEL D3**  
**3 BD | 4.5 BA**  
INTERIOR 2,870 SQ FT | 267 SQ M  
EXTERIOR 814 SQ FT | 76 SQ M  
**TOTAL 3,684 SQ FT | 343 SQ M**

**MODEL D2**  
**3 BD | 4.5 BA**  
INTERIOR 2,913 SQ FT | 271 SQ M  
EXTERIOR 585 SQ FT | 54 SQ M  
**TOTAL 3,498 SQ FT | 325 SQ M**

**MODEL A2S**  
**4 BD | 5.5 BA**  
INTERIOR 3,396 SQ FT | 316 SQ M  
EXTERIOR 909 SQ FT | 84 SQ M  
**TOTAL 4,305 SQ FT | 400 SQ M**

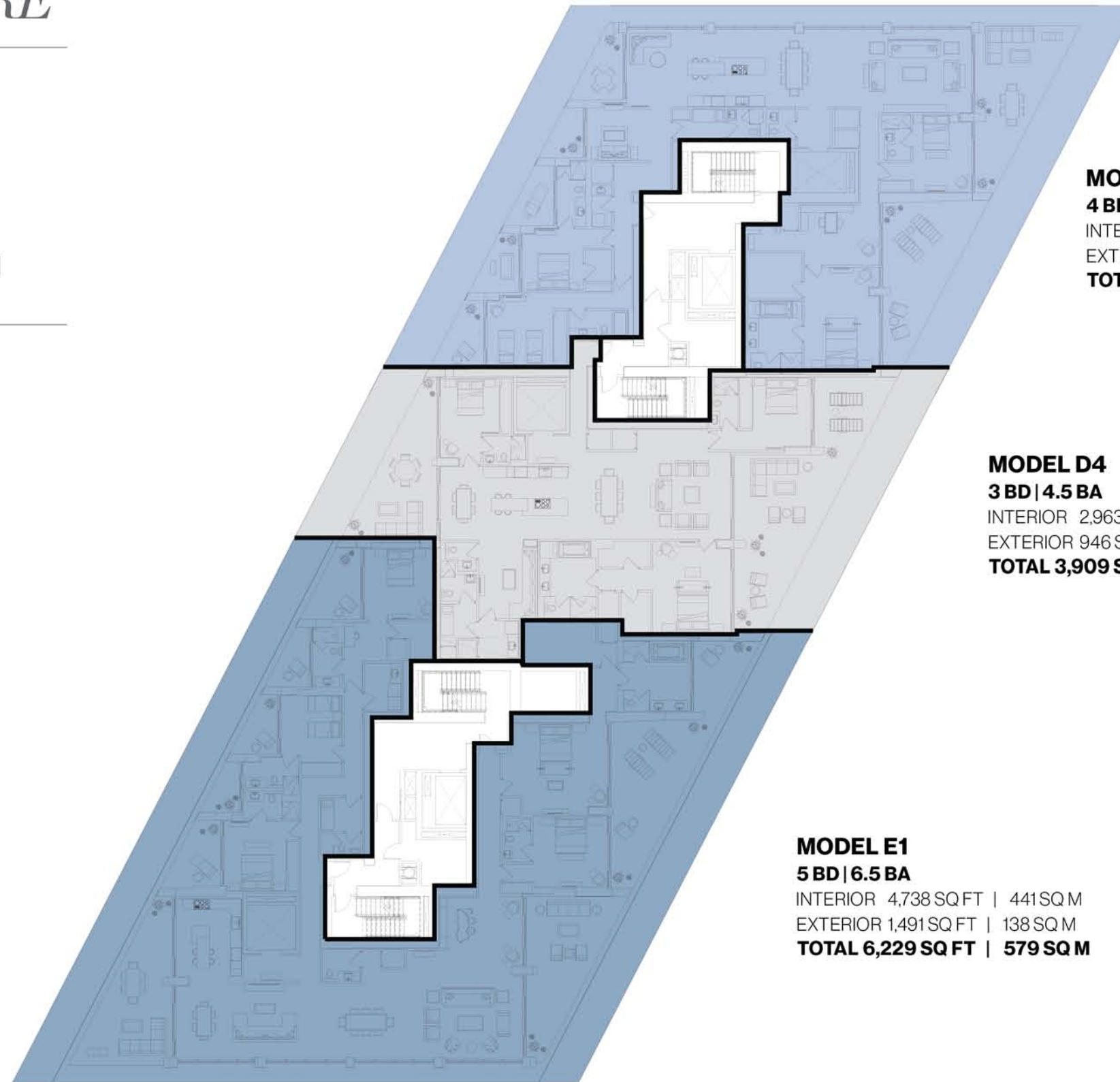
**ZONE B**  
FLOORS 26 -34

# JADE SIGNATURE

DEVELOPED BY  
FORTUNE INTERNATIONAL

CREATED BY  
HERZOG & DE MEURON

INTERIOR ARCHITECTURE  
PYR LED BY PIERRE-YVES ROCHON



**MODEL A3N**  
**4 BD | 5.5 BA**  
INTERIOR 3,795 SQ FT | 354 SQ M  
EXTERIOR 986 SQ FT | 92 SQ M  
**TOTAL 4,781 SQ FT | 446 SQ M**

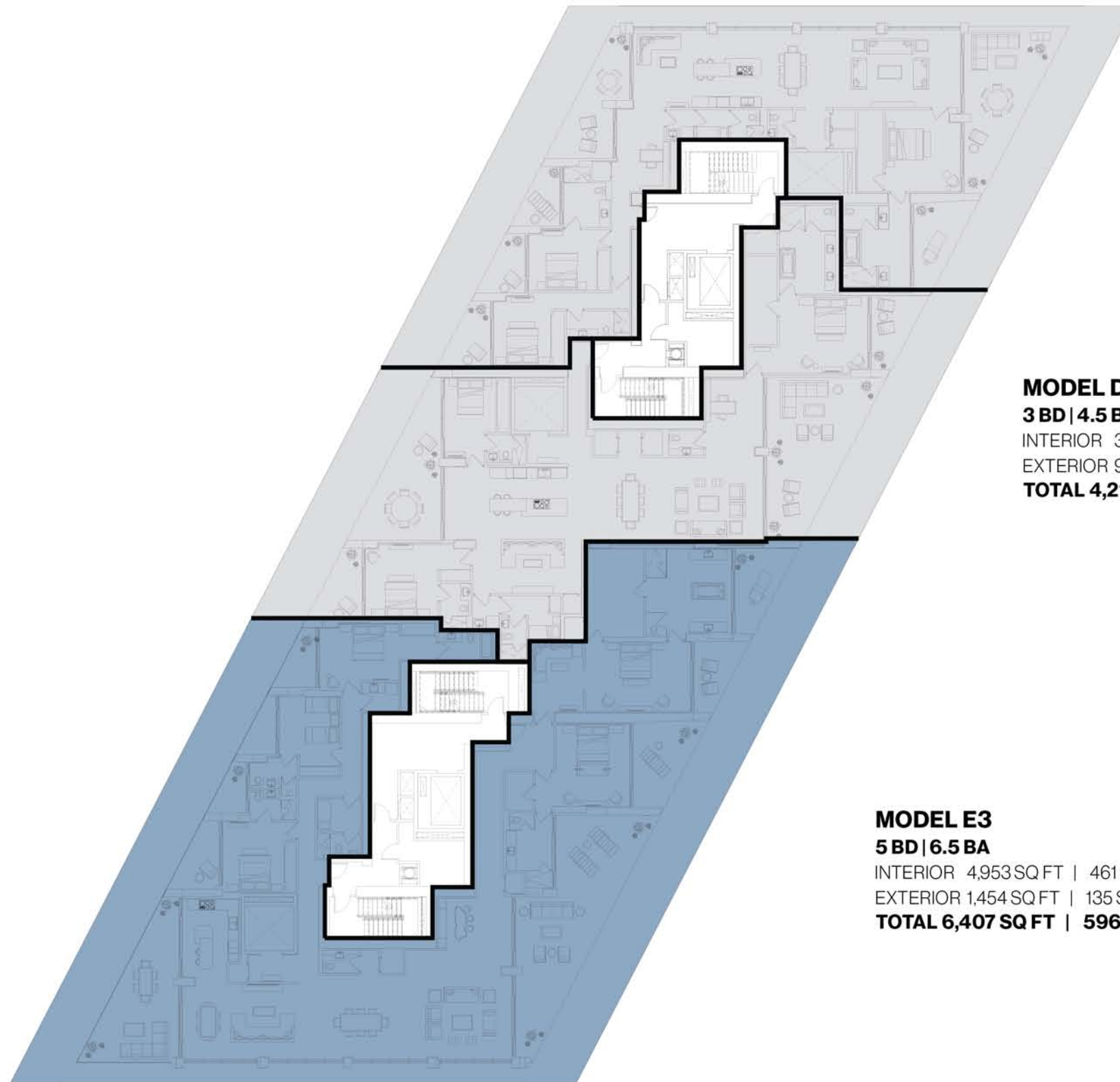
**MODEL D4**  
**3 BD | 4.5 BA**  
INTERIOR 2,963 SQ FT | 275 SQ M  
EXTERIOR 946 SQ FT | 88 SQ M  
**TOTAL 3,909 SQ FT | 363 SQ M**

**MODEL E1**  
**5 BD | 6.5 BA**  
INTERIOR 4,738 SQ FT | 441 SQ M  
EXTERIOR 1,491 SQ FT | 138 SQ M  
**TOTAL 6,229 SQ FT | 579 SQ M**

**MODEL E2**  
**5 BD | 6.5 BA**  
INTERIOR 4,837 SQ FT | 450 SQ M  
EXTERIOR 1,491 SQ FT | 138 SQ M  
**TOTAL 6,328 SQ FT | 588 SQ M**

**ZONE C**  
FLOORS 35-42





**MODEL D6**  
**3 BD | 4.5 BA**  
INTERIOR 2,929 SQ FT | 245 SQ M  
EXTERIOR 806 SQ FT | 75 SQ M  
**TOTAL 3,735 SQ FT | 320 SQ M**

**MODEL D5**  
**3 BD | 4.5 BA**  
INTERIOR 3,260 SQ FT | 303 SQ M  
EXTERIOR 959 SQ FT | 89 SQ M  
**TOTAL 4,219 SQ FT | 392 SQ M**

**MODEL E3**  
**5 BD | 6.5 BA**  
INTERIOR 4,953 SQ FT | 461 SQ M  
EXTERIOR 1,454 SQ FT | 135 SQ M  
**TOTAL 6,407 SQ FT | 596 SQ M**

**ZONE D**  
FLOORS 43-50



*LIVING  
EVOLVED*



# FEATURES + AMENITIES

## BUILDING FEATURES

- Created by Pritzker Prize winning Herzog & de Meuron
- Stunning interiors by French design firm PYR led by Pierre-Yves Rochon
- Botanical journey cultivated by renowned landscape architect Raymond Jungles
- Impressive structure towering 57 stories above the Atlantic shoreline
- Envious beachfront address on the sands of Sunny Isles Beach
- Ideal location between Bal Harbour Shops and Aventura Mall, as well as Miami and Fort Lauderdale airports
- Strategic positioning of the building maximizing sun exposure to the pool and beach
- Free-flowing amenity areas seamlessly connect ocean and beach to lobby and interior spaces
- Underground parking garage with security surveillance
- Car wash area
- Electric car charging service

## LOBBY LEVEL

- Lushly landscaped grand driveway with impressive porte-cochere
- Stunning two story lobby anchored by a sculptural staircase leading to a world of amenities and services
- Breathtaking three stories of glass overlooking pool and beach
- Worldwide concierge service
- Exclusive clubroom with extensive outdoor terrace and demonstration kitchen, perfect for private events
- Breakfast area with outdoor seating on beach pavilion terrace with sky dome
- Doorman and valet, at your service
- Business center with conference room and private office
- Beachfront mail room experience
- 24-hour security
- High speed Internet and Wi-Fi in all common areas
- Private elevator lobbies
- Reading lounge
- Library

## BEACH LEVEL

- Beachfront resort deck featuring an organic free form swimming pool with zero entry, secluded cabanas and hot tub surrounded by nature
- Landscaped beachfront gardens with hammocks and lounge seating
- Beach bar and grill offering pool and beach service
- Private beach amenities including chaise lounges and umbrellas at the shoreline
- Teen's tech lounge
- Kids playroom with video games and smart board
- Toddler sensory and reading center
- 25 Meter lap pool on south side of tower offering maximum sun exposure
- Entertainment lounge and terrace facing lap pool with billiards, poker table and wine bar

## SPA LEVEL

- Health and wellness center with sauna and steam room
- Coed hamam / Turkish bath
- Invigorating cold rain shower
- Relaxing water terrace with massage cabanas and jacuzzi overlooking the ocean
- Full menu spa services available
- Mani / Pedi Lounge
- Cold press juice bar
- Outdoor yoga deck surrounded by zen garden
- Relaxation area
- Beachfront state-of-the-art fitness center featuring Pilates reformers, free weights and cardio equipment with fully-appointed training areas and spin room
- Women's and men's locker rooms





*RESORT  
LIVING*



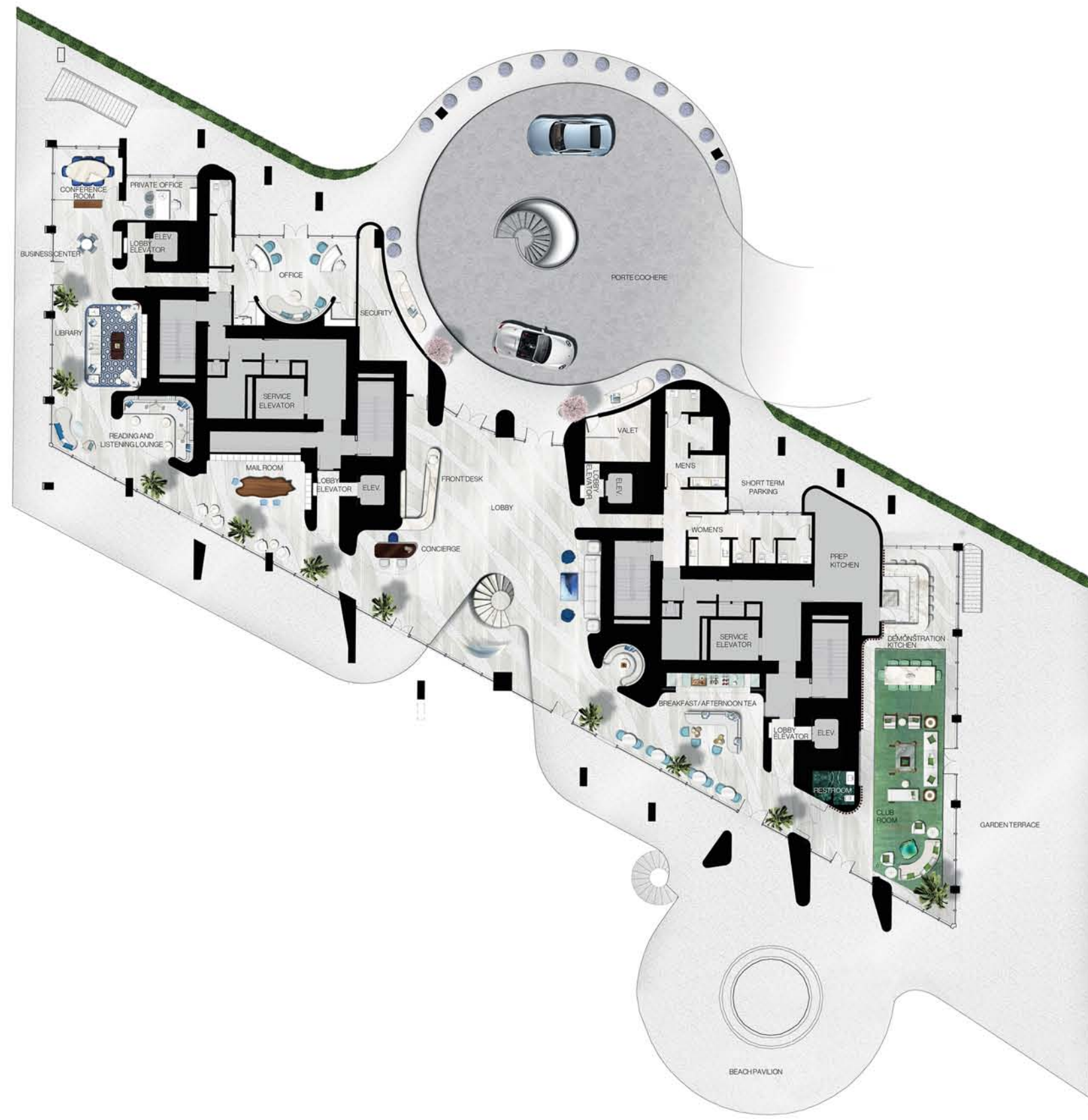


## *BEACH LEVEL*

Defined by a seamless flow from street to shore, Jade Signature connects you to thoughtfully placed amenities from the first moment you set foot on property.



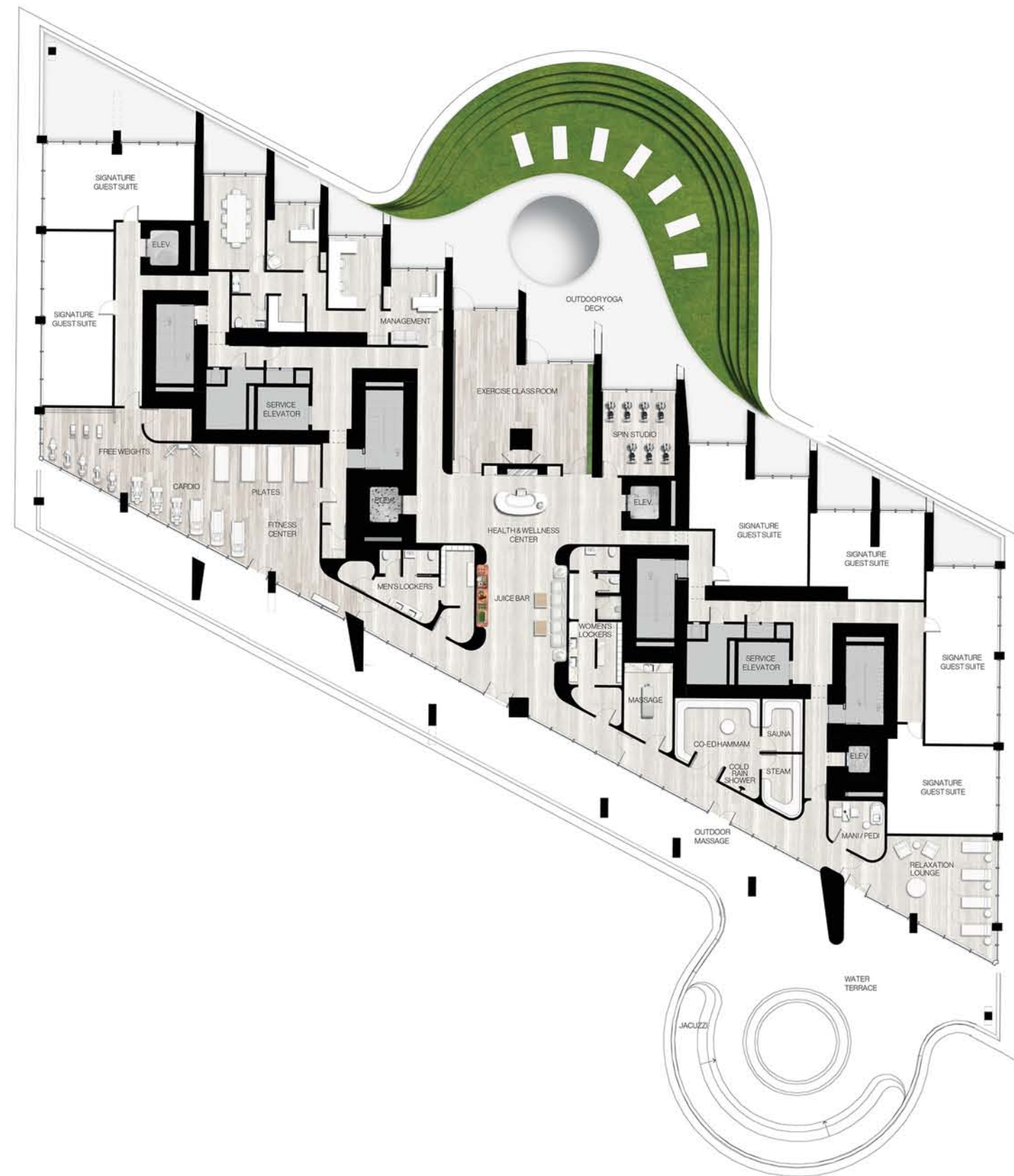




## *LOBBY LEVEL*

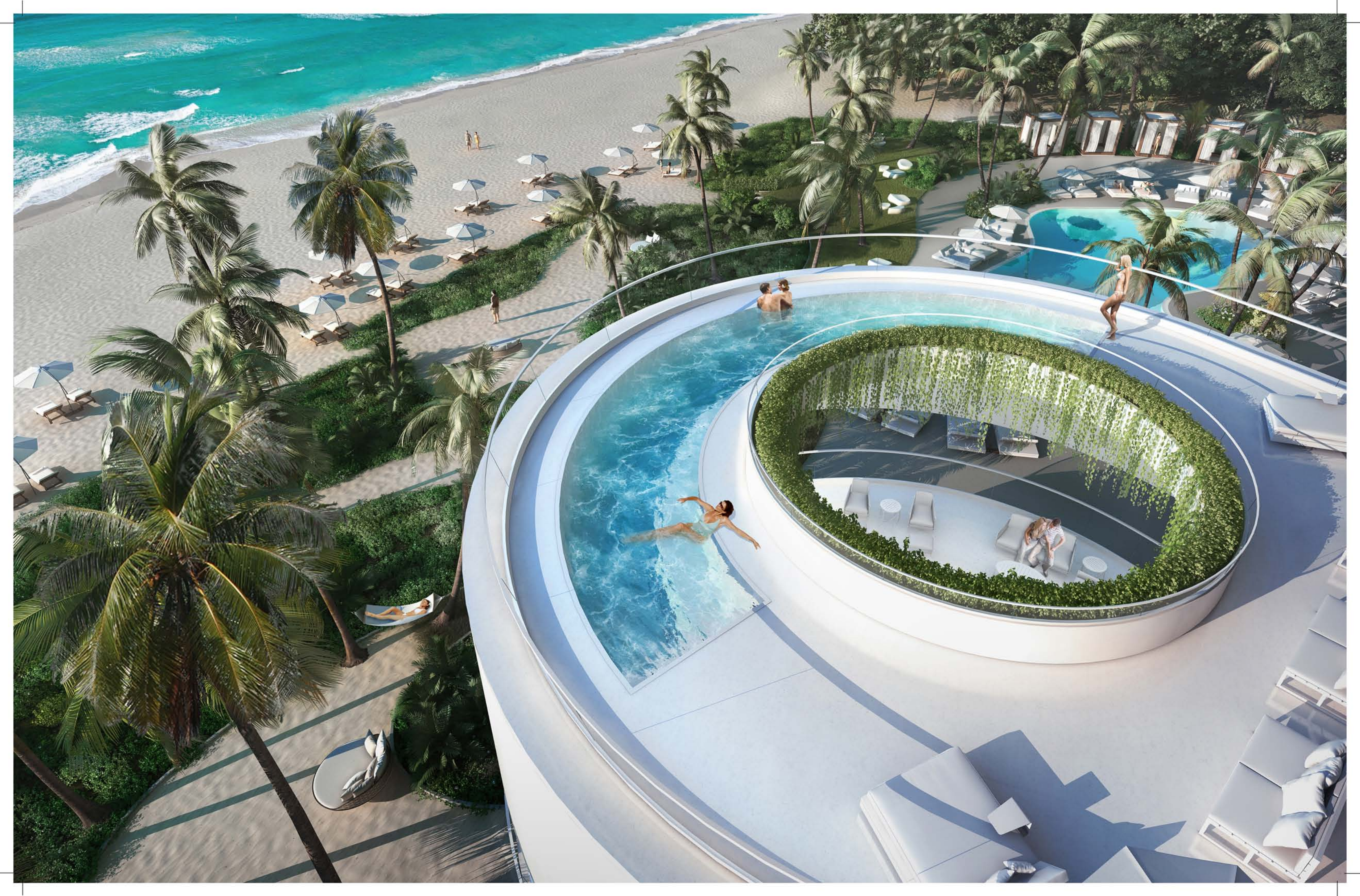
Though the appeal of the three-story glass lobby structure is undeniable, it is the myriad of thoughtful conveniences and aesthetic details that make Jade Signature unforgettable.





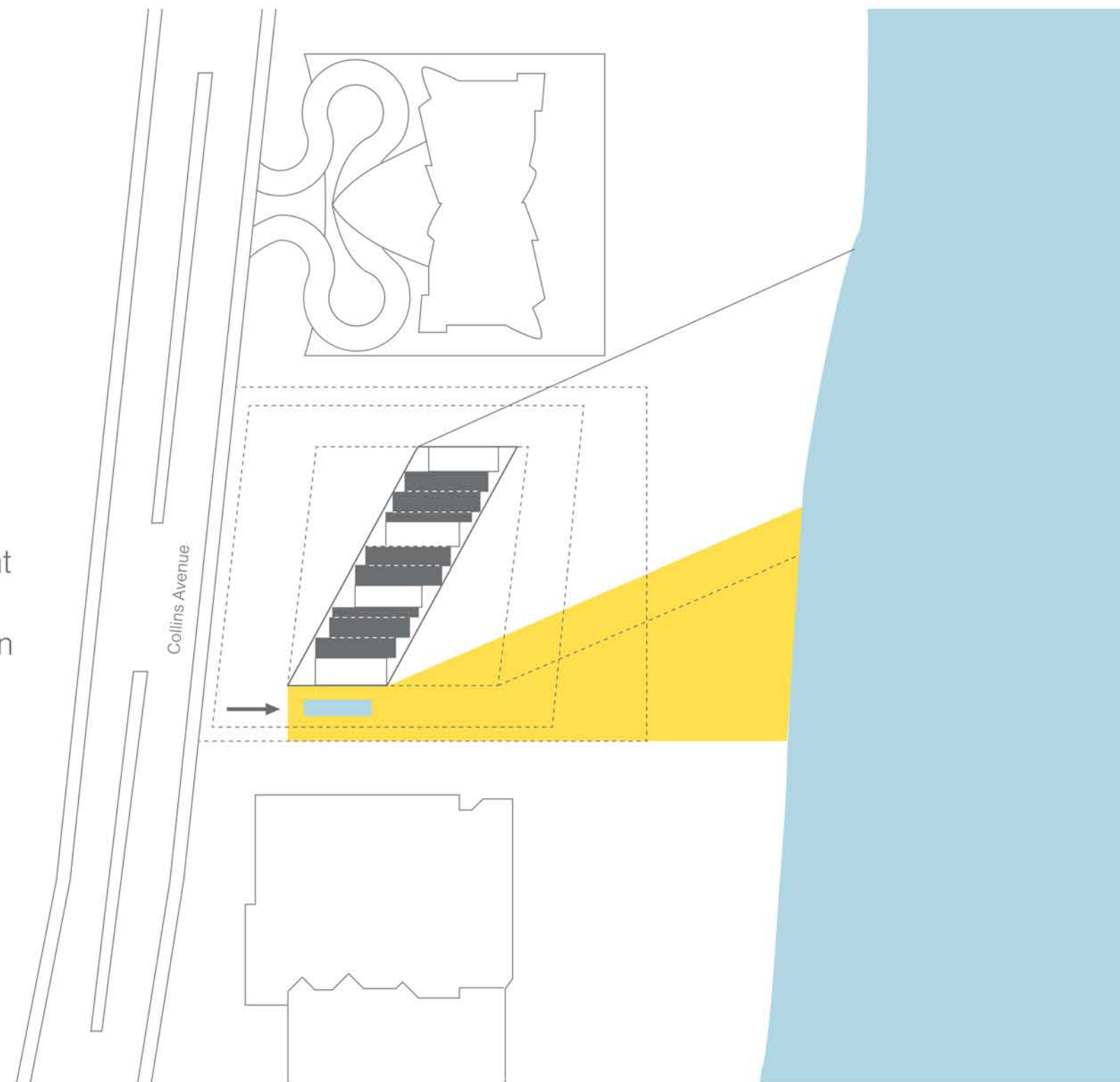
## *SPA LEVEL*

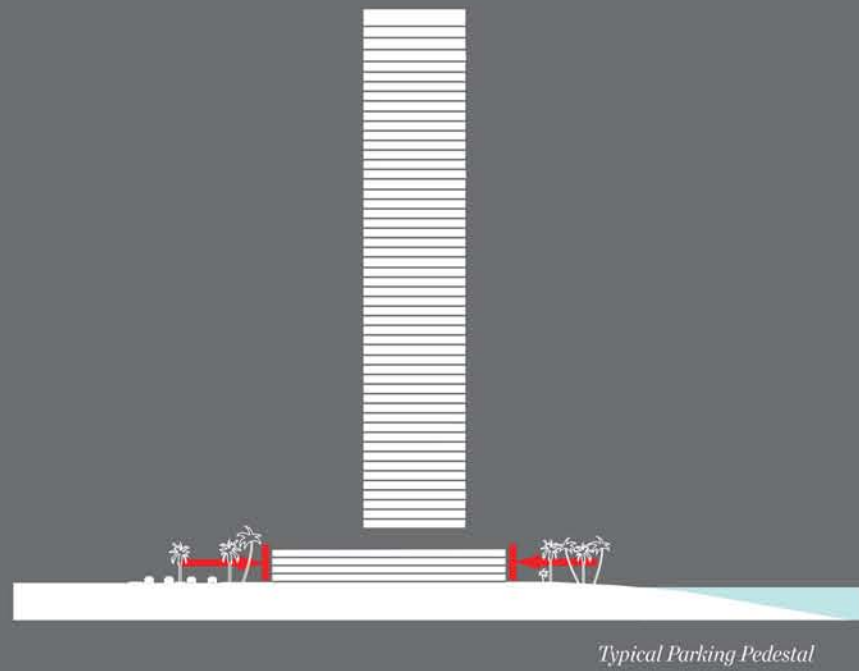
As much as Jade Signature epitomizes connection; it equally succeeds in achieving balance through disconnection – with a spa level dedicated to the art of relaxation.



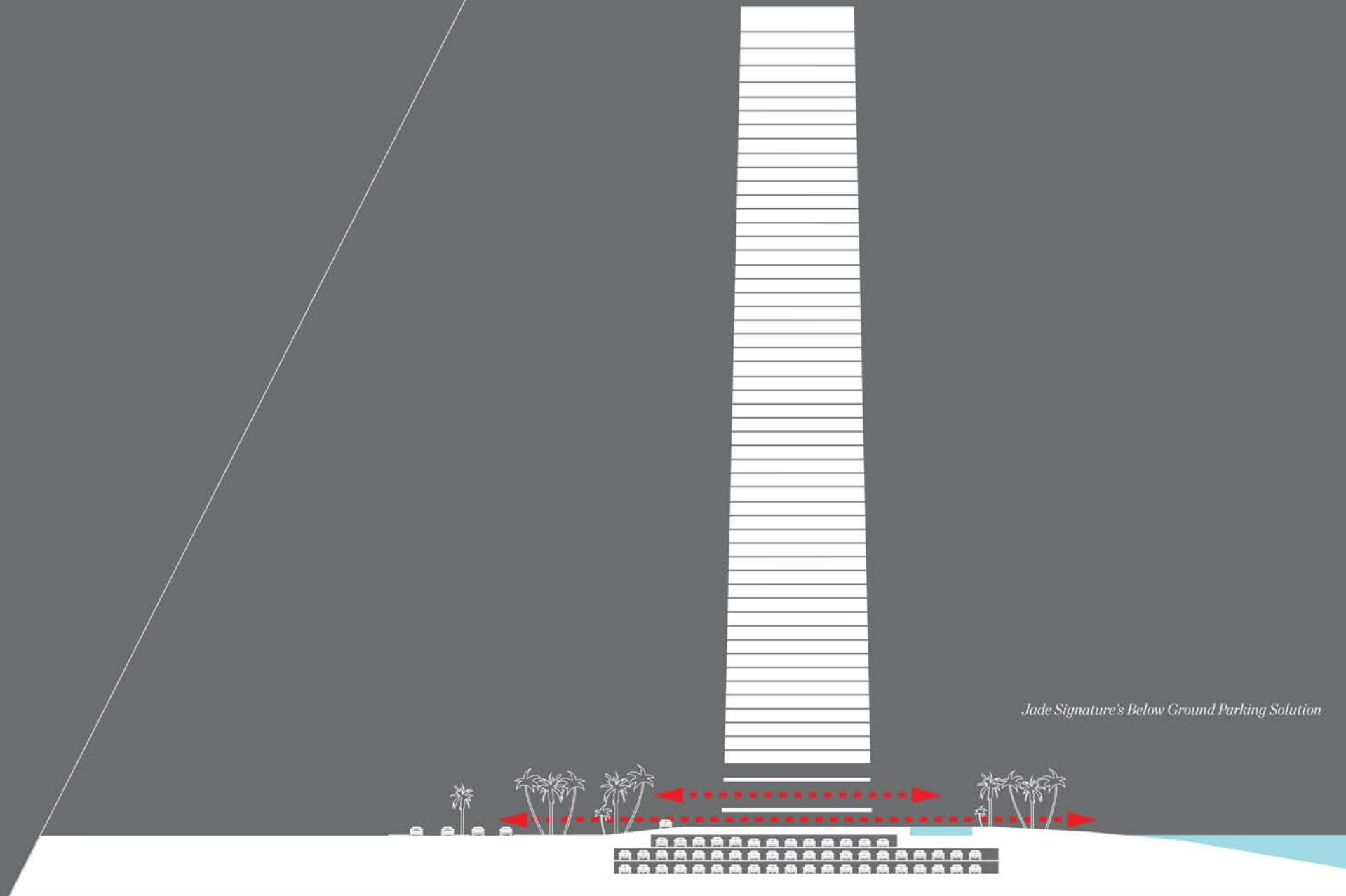
## *SUN STUDY*

Set at a unique angle relative to the ocean, Jade Signature's parallelogram footprint was derived from an extensive study of the sun as it crossed the sky above the beach. The profile and position of the building is designed to allow the southern sun to have an extended presence on the beachside landscape and residences.





*Typical Parking Pedestal*



*Jade Signature's Below Ground Parking Solution*

## *THE SEAMLESS RESORT-LIKE EXPERIENCE*

With its car garage located below ground, Jade Signature's amenities are on or just above beach level, enhancing the resort living experience.

## **PRICING AND DEPOSIT SCHEDULE**

Prices range from \$1.95 million to \$26 million

Buyers of Jade Signature are required to deposit a total of 50% in the following installments:

- 10% due at Contract
- 15% due 30 days after Contract Execution
- 15% due 90 days after Contract Execution
- 10% due at Top Off
- Balance due at Closing

## **RESIDENCES**

192 Oceanfront residences ranging from 1 to 5 bedroom residences, Sky Villas and Penthouses, plus 6 exclusive Guest Suites

- 1 Bedroom – 1,378 Sq. Ft. + Terraces
- 2 Bedrooms – 2,065 Sq. Ft. + Terraces
- 3 Bedrooms – 2,870 Sq. Ft. – 3,260 + Terraces
- 4 Bedrooms – 3,312 Sq. Ft. – 3,795 + Terraces
- 5 Bedrooms – 4,674 Sq. Ft. – 4,953 + Terraces
- Sky Villas – 6,305 Sq. Ft. – 6,735 + Terraces
- Penthouses – 9,183 Sq. Ft. – 11,661 + Terraces
- Signature Guest Suites – 563 Sq. Ft. – 670 Sq. Ft + Terraces





**SALES CENTER**

17070 COLLINS AVENUE, SUITE 250  
SUNNY ISLES BEACH, FL 33160  
305 940 0335

**[JADESIGNATURE.COM](http://JADESIGNATURE.COM)**